

**ELV HOMEOWNERS ASSOCIATION  
FALL ANNUAL MEETING  
MONDAY, OCTOBER 22, 2018  
TROY UNION ELEMENTARY SCHOOL CAFETERIA  
7:00 P.M.**

**MINUTES**

- Call to Order – President Brandon Johnson 7:05 p.m.
  - President Johnson introduced an ELV volunteer to provide an update on the 2018 Holiday Party. The Holiday Party will be held on Friday, December 21, 2018 at Picano’s Italian Grille in Troy. The price for each person is \$28 to include an entrée, salad, vegetable, potato, two kinds of pasta, desert and coffee or other beverage. Payments by cash or check to attend can be dropped off at or mailed to Christie Dombrowski, 6154 Sandshores Drive. Dress in red, green and white.
- Welcome to New Residents – Membership Chair Andrea Allemon
  - Andrea acknowledged that new residents were in attendance and asked that they introduce themselves. The new residents attending included Phil Bettendorf, who moved into a house on Walker Dr., John Freeman who lives on Emerald Lake Dr., and Matt Whilby on Walker Dr.
- Introduction of Current ELVHA Board of Directors – President Brandon Johnson
  - President Johnson introduced the Board members.
    - Officers:
      - President – Brandon Johnson
      - Vice President – John Martin
      - Treasurer – Megan Marx
      - Recording Secretary – Patsy Muzzell
      - Corresponding Secretary – Kathleen Donovan
    - Committee Chairs:
      - Lakes – Tom Kuhn
      - Maintenance – Joe Power
      - Restrictions – Charlie Blaeske
      - Security – Joe Lowry
      - Membership – Andrea Allemon
      - Special Projects – Matt Dombrowski
- Appointment of the Tellers – President Johnson
  - President Johnson indicated that it is necessary to appoint two tellers to assist with the election and voting process during the meeting. He asked for volunteers and then thanked those that volunteered which included Jay Reynolds and Jeff Muzzell. The Recording Secretary provided a copy of the tally sheets to the volunteers.
- Establish A Quorum (5% of 550 = 28 homes) – President Johnson
  - President Johnson announced that **44** homes are represented; and, therefore, we have a quorum.
- Approval of the 2017 Fall Annual Meeting Minutes – President Johnson
  - President Johnson called for a motion to accept the minutes as presented. The minutes have been posted on the ELV Website and copies are available with the Recording Secretary this evening.
    - **Resident Ray Donnelley moved to accept the 2017 Fall Annual Meeting Minutes, Duane Clark seconded and the assembly unanimously approved.**
- Awards Presentation – Membership Chairman Andrea Allemon
  - 2018 ELV Volunteer of the Year – Vice President John Martin
    - Brandon praised John’s work on the ELV Board for many years in the giving of his time and expertise to the benefit of our community. CONGRATULATIONS John!
- President’s Remarks – President Johnson
  - President Johnson expressed his thoughts about ELV being a beautiful and well maintained neighborhood to live in.

- President Johnson shared a brief update on the Walker Beach Renovation. The large head wall and concrete have been removed and replaced by a new retaining wall which not only looks much better but will also handle the rain better to help prevent beach erosion. It seems like the beach grew in size three-fold. To fully complete the project, there will be more landscaping next year. President Johnson thanked Matt Dombrowski for leading the completion of this project, explaining all that Matt had done to get this project moving forward. Everyone gave a nice round of applause in appreciation for Matt's work on this project.
- Treasurer's Report and 2018 Budget Presentation – Treasurer Megan Marx
  - A copy of the *2019 Proposed Budget (Attachment #1)* was available as everyone signed in.
  - On one side of the sheet (Attachment #1) is the actual income and expense account amounts from this year, which is current up through today, along with the budgeted amounts. The far right column shows the additional income and expense amounts projected through the end of the year. On the other side of the sheet is the proposed budget for next year.
  - There was a bigger number in Lakes than we thought it was going to be. Much of this is because we purchased lilies and other aquatic plants for plantings in ELV Lakes. The idea is that the plants will use up some of the nutrients that otherwise are available to algae, and eventually this may help reduce the number of treatments needed for algae control. Also unbudgeted was expenditures for some fish habitats. These habitats should foster a good fish population. Finally, we also had an unexpected expenditure of \$5,000 to treat Northern Milfoil and Pondweed on Emerald Lake.
  - For the Walker Beach Renovation Project, we spent \$4,500 on consulting as we needed to get experts involved. It cost \$24,000 to relocate the drainage pipe and another \$16,000 is required for regrading and building the new retaining wall. In total, we will spend about \$45,000 on this project. The budgeted amount for this project is shown in the bottom right-hand corner. We will over spend on this project this year, but this is offset by less funds needed to deal with phragmites control. We have \$12,000 remaining to pay for the retaining wall which will be spent this year.
  - Each year a minimum of \$6,500 is set aside into the Reserve Account. Our goal is to build the Reserve to about \$120,000. Reaching this goal will take about three (3) more years if annual homeowners' dues remain the same as what they are currently.
  - In regards to the budget for next year, for Lakes there is an additional \$6,000 set aside for some special treatments on Sandshores to deal with that lake's unique issues. Also for Lakes there is more money budgeted to purchase and plant aquatic plants and for fish habitats. We are looking for old garden hoses people may have that we want to use for making these habitats.
  - In next year's budget there is also money for some additional landscaping at Walker Beach as well as some cement repairs to the sidewalk and ramp there. We also have budgeted to obtain some outside help with what we should plan for in next five (5) years.
  - Ground Maintenance – A little more money will be spent: \$1,500 is estimated for spraying and cutting of phragmites and also for some work on the Little Creek cul-de-sac. There will be new signage for the 88 storm water drains in ELV at a cost of \$1,500. There is irrigation backflow testing for this each year at \$900. In addition, there is an increase in mulch pricing year over year.
  - Question from the floor: Why is security budget just about down to zero?
    - Security Chair Joe Lowry responded that the security patrols in ELV are an atrocious waste of money. Joe stated he has been a police officer for 22 years and moved to Troy with best police department in state. He stated that our subdivision is one of safest subdivisions in Troy. He went on to say that having a company we hire to just drive around our subdivision is a waste of money. The personnel that drive around are not professionals, they are not connected to this community, and are paid minimum wage. On the other hand, the local law enforcement knows us. Also, we have neighbors keeping an eye out for each other.

- Security Chair Lowry indicated that a decision on these security patrols should be driven by majority of residents. He said he knows of incidences in the subdivision where things were stolen out of cars, but these were typically unlocked cars.
- Security Chair Lowry asked residents to inform him of any issues they may have with security and that he has contacts throughout the county. He also said that just having signs out about the Neighborhood Watch are a big deterrent.
- A resident expressed that they thought a woman (Debbie) that was with Guardian was really good. But the people Guardian had more recently just drive around above the speed limit and then go park in front of Sandshores and just sit there.
- Question from the floor: A resident asked about adding more of the Neighborhood Watch signs in the subdivision.
  - Security Chair Lowry indicated that this has to be addressed with the City and that he would discuss it with the ELV Board.
- Question from the floor: How would we deal with someone using our beaches who is not from ELV?
  - Security Chair Lowry responded that our beaches are private. If someone is doing this, ask them nicely if they live here and tell them that is private property. He stated that any resident can either contact him or can call the Troy Police. Our neighborhood is pretty unique with lakes and lake beaches, so be sure to tell Police Officers that this is private property.
- Question from the floor: At Andale Lake this past summer there were about ten (10) different incidences of two (2) or three (3) kids at a time, walking around the lake and fishing.
  - Joe Lowry reiterated that residents who witness people here that are not residents, should tell them that this is private property and that they should not be here.
- Lakes Budget – Treasurer Marx continued on to say that the lakes budget has increased by more than \$10K. She explained that there needs to be more plants put into the lake.
- Restrictions – Treasurer Marx explained that we did not spend what was budgeted for this area. There was the anticipation that we were going to have to pursue legal action because of a restrictions violation, but fortunately this did not need to happen.
- Question from the floor: A resident stated that when they first moved into their house on the cove on Emerald Lake, you could dive off the corner of their property into the lake; but now this has filled in so the water is only knee-deep high. The resident asked about the possibility of dredging this cove area.
  - The Board is not currently in a position to obtain a permit to dredge.
- Vote on the 2018 Budget – Treasurer Megan Marx
  - Treasurer Marx called for a motion to approve the 2019 Budget.
    - **Resident Doug Haxer moved to approve the budget as presented. Resident Matt Whilby seconded the motion. The Tellers reported the count as follows:**
      - **Yes – 44**
      - **No – 0**
      - **Total # of Votes Cast – 44**
      - **Since a 2/3 vote (67%) is required (2/3 of 44 votes cast by members in attendance), the motion was carried.**
- Vote on the 2019 Annual Dues – Treasurer Megan Marx
  - Treasurer Marx called for a motion to approve the 2019 dues.
    - **Resident Matt Whilby moved to keep the annual dues at \$220.00. Resident Grace Ure seconded the motion. The Tellers reported the count as follows:**
      - **Yes – 44**
      - **No – 0**
      - **Total # of Votes Cast – 44**
      - **Since a 2/3 vote (67%) is required (2/3 of 60 votes cast by members in attendance), the motion was unanimously approved.**

- Introduction of New Candidates Including a Short Bio – President Johnson
  - President Johnson stated that the Nominating Committee received no other candidates.
- Election of the 2019 Board of Directors – President Johnson
  - The 2018 Nominating Committee consists of:
    - Anne Clark, Chairman
    - Rosemary Reeves, Member
    - Jeff Muzzell, Member
  - President Johnson presented the slate of officers as outlined in the October 2018 Newsletter:
    - President – Brandon Johnson
    - Vice President – John Martin
    - Treasurer – Megan Marx
    - Recording Secretary – Patsy Muzzell
    - Corresponding Secretary – Kathleen Donovan
    - Lakes – Tom Kuhn
    - Maintenance – Joe Power
    - Restrictions – Charlie Blaeske
    - Security – Joe Lowry
    - Membership – Andrea Allemon
    - Special Projects – Matt Dombrowski
  - President Johnson explained that the Board serves for one (1) year.
  - For any positions where there are only one person we can vote those as a block.
  - President Johnson asked if there were any nominations from the floor for other candidates.
    - President Johnson declared that there being no further nominations, that the nominations were closed.
  - President Johnson called for a motion to elect the slate of officers as presented.
    - **Resident Duane Clark moved to accept the slate of officers as presented. It was seconded by Resident Ray Donnelly and the assembly unanimously approved.**
    - President Johnson announced that vote was unanimous for the block vote.
- Election of the 2019 Nominating Committee – President Brandon Johnson
  - Our 2018 Nominating Committee members are Anne Clark, Rosemary Reeves and Jeff Muzzell.
  - We need nominees for the 2019 Nominating Committee.
  - All three current members, namely Anne Clarke, Rosemary Reeves and Jeff Muzzell expressed their interest to be nominees for the 2019 committee.
    - The Bylaws state in *Section B. Standing Committees, 10. NOMINATING COMMITTEE, b) The Nominating Committee shall be composed of three (3) members who shall be elected at the annual meeting from nominations made at large.*
  - President Johnson called for nominations to the 2019 Nominating Committee.
    - Nominated were Anne Clark, Rosemary Reeves and Jeff Muzzell. There was no second.
  - President Johnson then called for a vote to accept Residents Anne Clark, Rosemary Reeves and Jeff Muzzell as the 2019 Nominating Committee. Volunteers - same
    - **Resident Duane Clark so moved. Resident Jeff Muzzell seconded and the assembly unanimously approved.**
- Election of the Audit Committee – President Johnson
  - The Bylaws state the following in *Section B. Standing Committees, 9. AUDIT COMMITTEE. An Audit Committee composed of two (2) persons shall be elected at the annual meeting. Neither member shall serve as a Board member while serving on this committee. The Audit Committee shall audit all financial records of the Association and present its report to the members at the annual meeting in writing. The Audit Committee shall carefully examine all insurance policies to determine the amount and kind of insurance in force and include this information in its report.*
  - President Johnson called for nominations to the Audit Committee.
    - Treasurer Marx nominated Tom Fields and Sue Beach. There was no second.

- President Johnson explained that the Audit Committee receives a report and reviews the books which typically takes about two to three hours and is performed in June or July. Tom Fields will assist.
- President Johnson then called for a vote to accept Sue Beach as the 2019 Audit Committee.
  - **Resident Jackie Shelton so moved. Resident Pam Kondziola seconded and the assembly approved.**
- General Q&A (Questions from the Floor) – President Johnson
- A resident asked about moving the subdivision Halloween Trick-or-Treat event to same day as the subdivision Halloween Parade. Treasurer Marx indicated that this would not be acceptable as the parade is held for the entire subdivision.
- Closing Remarks – President Johnson
  - Please keep looking out for one another to maintain security in our community.
  - If there are kids walking around the lakes, ask them their names and who they know in ELV. If there are issues that arise, Troy Police is who to contact for most of these issues.
  - There is an Emerald Lakes Village Google Group, but you have to sign up for it. Corresponding Secretary Kathleen Donovan can sign you up.
  - Resident Gary Garland indicated he could help keep an eye on the Emerald Lake beach lot as he lives next to it on Lyster Lane. President Johnson indicated that help is always appreciated.
- Adjourn – President Johnson
  - President Johnson called for a motion to adjourn the meeting at 7:54 p.m.
  - **Resident Duane Clark so moved. Resident Jeff Muzzell seconded and the assembly approved.**

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Patsy A. Muzzell  
ELV Recording Secretary

**APPROVED** \_\_\_\_\_ **(Date)**

**Attachment #1 – 2019 Proposed Budget**